



City of El Paso – City Plan Commission Staff Report

Revised

Case No: PZRZ13-00005
Application Type: Rezoning
CPC Hearing Date: March 21, 2013
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location: North of Transmountain and East of Desert Boulevard
Legal Description: A portion of Section 6, Block 82, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 160.14 acres
Rep District: 1
Existing Zoning: P-MD (Planned Mountain Development)
Existing Use: Vacant
Request: From P-MD (Planned Mountain Development) to Q (Quarry)
Proposed Use: Quarry

Property Owner: Jobe Materials, LP
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: P-MD (Planned Mountain Development)/Vacant; R-3 (Residential)/Vacant
South: P-MD (Planned Mountain Development)/Vacant; R-3 (Residential)/Vacant
East: P-MD (Planned Mountain Development)/Franklin Mountain State Park
West: P-MD (Planned Mountain Development)/Vacant; R-3 (Residential)/Vacant

PLAN EL PASO DESIGNATION: O-2 – Natural (Northwest Planning Area)

NEAREST PARK: Franklin Mountains State Park (Adjacent to property)

NEAREST SCHOOL: Deanna Davenport Elementary (25,521 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Save the Valley Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 05, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from P-MD (Planned Mountain Development) to Q (Quarry) to allow for a Quarry facility. Access to the subject property is proposed from Desert Boulevard.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **denial** of rezoning the subject property from P-MD (Planned Mountain Development) to Q (Quarry) for a quarry facility. **Access is proposed through an existing recorded access easement off Desert Boulevard.** The denial recommendation is based on the incompatibility with the surrounding land uses and zones and Plan El Paso land use designations. The predominant land use in the area is open space. The surrounding land uses and zoning districts which include R-3 residential and PMD

Planned Mountain Development are currently in a natural state. The Franklin Mountains State Park is directly adjacent to the East of the subject property. The Avispa Canyon runs down to the property from the North. Also access is proposed through residential zoned district a property which is not permitted per 20.14.040 **Access to lots:**

Access to lots.** Access to off-street parking spaces shall be provided by aisles or driveways complying with Title 19 (Subdivisions), Title 13 (Streets, Sidewalks and Public Places), and this chapter. An aisle is the traveled path providing vehicular access to two or more parking spaces. Access shall be subject to approval by the traffic engineer and shall be arranged to minimize turning movements onto and from the public right-of-way. Aisles and driveways providing access to off-street parking spaces shall connect to a dedicated public or private street or easement. **Property zoned R, A, or RMU may not be used for access to a parking area on a separate site for a use that is not permitted in the R, A or RMU zone.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning submitted on or after adoption of Plan El Paso shall demonstrate compliance with the following criteria:

O-2 Natural: “Foothills, bosques, wetlands, critical arroyos, and other natural features owned by private or public entities but currently without protected status. Examples include the Castner Range and private tracts in and around the Franklin Mountains and Hueco Tanks State Parks. City regulations and policy decisions should help keep these lands in their natural state for drainage, natural habitat, and scenic protection. Public acquisition should be considered especially when key drainage features can be protected.”

The purpose of the Q (Quarry-Heavy Industrial) districts is to provide for the most intensive of industrial uses which may be characteristic of nuisance or hazardous conditions. It is intended that the districts will serve the entire city. The regulations of the districts will require reasonable standards for the protection and preservation of the compatibility of such uses and adjacent areas.

COMMENTS:

Planning Division Transportation

1. As presented, the property is landlocked. There are no roadways to the site.
2. As presented, the property will not comply with Section 20.14.040 (Access to lots) as the quarry use is not permitted within the Urban Reserve District (URD), the R-MU (Residential Mixed Use), R-3 (Residential) nor the PMD (Planned Mountain Development).

City Development Building Permits and Inspections – Plan Review

Recommend approval

City Development - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

Recommend “APPROVAL” of “ Site Plan” as presented. *****NOTE ***** In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family

structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. "When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments". The Fire Planning Division has reviewed the submitted " Site Plan" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

Sun Metro

Sun Metro does not oppose this request.

Open Space Advisory Board

On March 13, 2013 the OSAB recommended approval of the rezoning request on a 3-2 vote.

The OSAB "recommend that the rezoning from PMD to Quarry be approved contingent on the establishment of the proposed conservation easement and a 100 foot no quarrying setback from the boundary of that easement."

El Paso Water Utilities

1. EPWU does not object to this request.
2. The El Paso Water Utilities – Public Service Board (EPWU-PSB) cannot provide water or sanitary sewer service to the subject property at this time. There is no public water or sanitary sewer mains in the vicinity of the subject property.

CITY PLAN COMMISSION OPTIONS

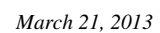
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application.

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

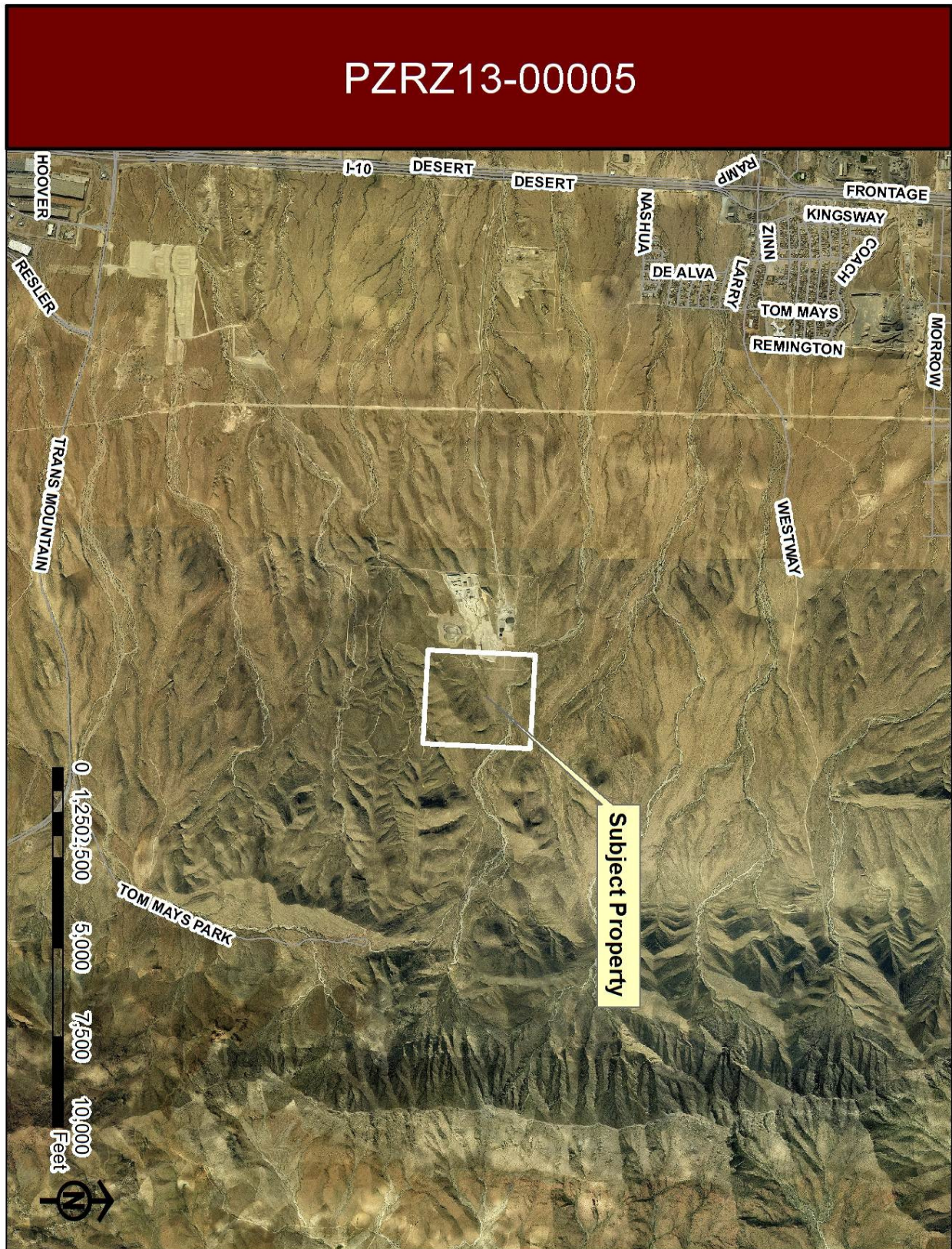
Attachments:

- Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Plan

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ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL PLAN

